080.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	849,300 / 849,300
					USE VALUE:	849,300 / 849,300
					ASSESSED:	849,300 / 849,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	BRATTLE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN MICHAEL/ETAL
Owner 2:	GOLDHIRSCH JESSICA
Owner 3:	
Street 1:	10 BRATTLE TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FIEKERS ANNE J/ETAL -
Owner 2:	FIEKERS FRANCIS A -
Street 1:	8 BRATTLE TERRACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1911, having primarily Wood Shingle Exterior and 2224 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5522.000	439,300		410,000	849,300
Total Card	0.127	439,300		410,000	849,300
Total Parcel	0.127	439,300		410,000	849,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.88 /Parcel: 381.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49851

GIS Ref

GIS Ref

Insp Date 11/27/18

!6521!

PREVIOUS ASSESSMENT

Parcel ID 080.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	439,300	0	5,522.	410,000	849,300		Year end	12/23/2021
2021	104	FV	416,000	0	5,522.	410,000	826,000		Year End Roll	12/10/2020
2020	104	FV	416,000	0	5,522.	410,000	826,000	826,000	Year End Roll	12/18/2019
2019	104	FV	362,700	0	5,522.	410,000	772,700	772,700	Year End Roll	1/3/2019
2018	104	FV	362,700	0	5,522.	275,300	638,000	638,000	Year End Roll	12/20/2017
2017	104	FV	340,000	0	5,522.	263,500	603,500	603,500	Year End Roll	1/3/2017
2016	104	FV	340,000	0	5,522.	240,100	580,100	580,100	Year End	1/4/2016
2015	104	FV	302,500	0	5,522.	193,300	495,800	495,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:02:58

LAST REV

Date	Time
07/22/19	14:29:47

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6521

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FIEKERS ANNE J/	32916-361		5/23/2001		467,000	No	No		
FIEKERS ANNE J	24627-132		6/17/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	49851
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2005	442	New Wind	28,100					new slider/landing

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
5/20/2009	Measured	197	PATRIOT
2/5/2004	Inspected	BR	B Rossignol
1/18/2000	Mailer Sent		
1/18/2000	Measured	277	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5522		Sq. Ft.	Site		0	70.	1.06	11									409,960						410,000	

Total AC/HA:	0.12677	Total SF/SM:	5522	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	409,960	Spl Credit		Total:	410,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.12212229
Const Adj.:	0.99989998
Adj $ / SQ:	168.302
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	539737
Depreciation:	100391
Depreciated Total:	439346

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

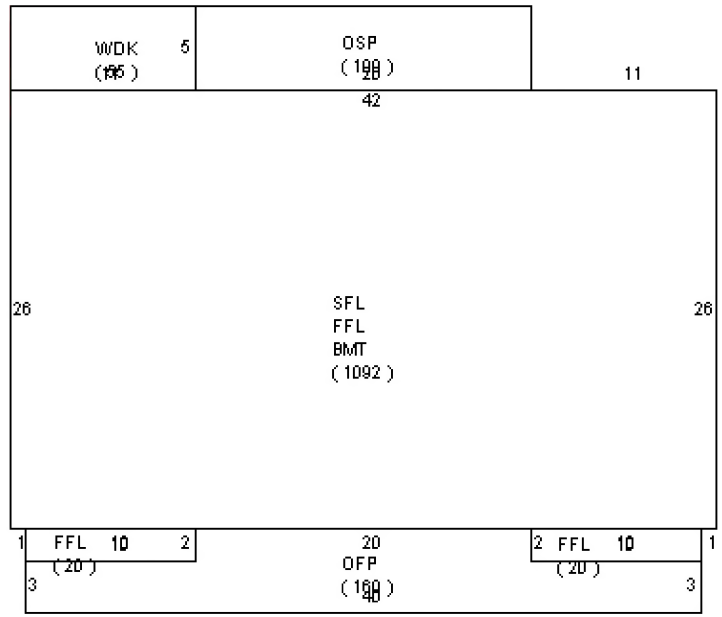
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.30
Special Features:	0	Val/Su Net:	120.99
Final Total:	439300	Val/Su SzAd	197.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,132	168.300	190,517
BMT	Basement	1,092	50.490	55,136
SFL	Second Floor	1,092	168.300	183,785
OFP	Open Porch	160	26.810	4,290
OSP	Screen Porch	100	36.300	3,630
WDK	Deck	55	16.000	880

Net Sketched Area:	3,631			Total:	438,238
Size Ad	2224	Gross Area	3631	FinArea	2224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

080.0-0006-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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